

Issue Paper Rehabilitation Trigger for Change of Occupancy

ISSUE:

2012 IBC / 2010 CBC Section 3408 states that when a building undergoes a change of occupancy that results in the structure being reclassified to a higher risk category, the structure shall conform to the seismic requirements for a new structure of the higher risk category. DSA does not currently adopt these provisions in 2010 CBC Chapter 34. The structural (seismic) rehabilitation requirements for DSA regulated buildings are located in the CAC Section 4-309(c). The following table illustrates the current triggers for structural rehabilitation defined in this section.

Seismic Rehabilitation Triggers in 2010 CBC/CAC
Alteration > 25 % of Replacement Value
10 % Increase in Seismic Mass
5 % Decrease in Structural Component Strength

DSA is proposing to add that a change of occupancy that results in the structure being reclassified to a higher risk category be added to the seismic rehabilitation triggers in the 2013 CAC Section 4-309(c) to ensure that the building code requirements for public school buildings is not less restrictive than that required for other buildings. DSA does not recommend adopting CBC Section 3408 since the structural rehabilitation triggers and charging language are currently located in CAC 4-309.

PROPOSAL:

Amend CAC 4-309(c) by adding item 3:

(c) Required structural rehabilitation. Existing school buildings for which a reconstruction, alteration or addition project is proposed shall be evaluated, and retrofitted as required to comply with currently effective regulations applicable to the rehabilitation of structural systems per Section 4-306, including wind and seismic force requirements, when ~~either~~ any of the following conditions occur:

1....(no change)

2....(no change)

3. When a change of occupancy results in a structure being reclassified to a higher risk category.